



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice October 23, 2023

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to cricker@town.arlington.ma.us by Monday, October 23, 2023 at 3:00 p.m. The Board requests that correspondence that includes visual information should be provided by Friday, October 20, 2023 at 12:00 p.m.

The Arlington Redevelopment Board will meet Monday, October 23, 2023 at 7:00 PM in the **Town Hall Annex, First Floor Conference Room, 730 Mass Ave, Arlington, MA 02476**

1. Town Meeting Discussion

7:00 pm The Board will discuss warrant articles and amendments to be presented at the October 23, 2023, session of Special Town Meeting.

2. New Business

7:50 pm

3. Adjourn to Town Meeting

8:00 pm

4. Correspondence

Correspondence received:

- L. Kayne - 10/16/23
- R. Stark - 10/19/23
- S. Subach - 10/18/23



Town of Arlington, Massachusetts

Correspondence

Summary:

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ATTACHMENTS:

Type	File Name	Description
❑ Reference Material	Correspondence_Kayne_10162023.pdf	Correspondence - L. Kayne - 10/16/2023
❑ Reference Material	Correspondence_Stark_10192023.pdf	Correspondence - R. Stark - 10/19/2023
❑ Reference Material	Correspondence_Subach_10182023.pdf	Correspondence - S. Subach - 10/18/2023

From: Laurel Kayne
Sent: Monday, October 16, 2023 2:53 PM
To: Claire Ricker; Eugene Benson; Kin Lau; Stephen Revilak; Rachel Zsembery
Subject: Fwd: MBTA Communities Act input

Dear Ms. Ricker and ARB Members,

Please see my feedback below sent to my TMMs. Thank you very much for considering my input as you proceed with the density overlay planning and negotiations. I appreciate all the hard work you've put in, and I hope you will continue to move in the direction of reducing additions to the law's minimum density requirements, vastly strengthen environmental building code requirements, and strongly protect true open/green space and setbacks.

Kind regards,
Laurel Kayne
79 Westmoreland Ave.

Begin forwarded message:

From: Laurel Kayne
Subject: MBTA Communities Act input
Date: October 16, 2023 at 2:47:36 PM EDT
To: Jill Krajewski, Chris Rowell, Jordan Weinstein, Susan Doctrow, Daniel Dunn, Jason Martin, David White, Anne Ehlert, Carmine Granucci, Lori Leahy, Elizabeth Benedikt

Dear Precinct 21 TMMs,

I'm writing to share my feedback on the MBTA Communities Act.

I am not in favor of adding any units beyond what the Act requires. Mass. Ave. is already backed up, even on Sunday afternoons, never mind rush hour. I commute via the Red Line, and parking at Alewife is already crowded (not to mention the most disgusting, poorly maintained municipal facility I've ever seen). I just don't think we can handle all of this extra capacity, nor do I personally want to. I chose Arlington to make a home and raise a family (over Somerville or Cambridge) on purpose. I don't want the density of those cities.

I also strongly urge Town Meeting to put environmental teeth to this zoning overlay. We are under a looming net zero mandate, which cannot come soon enough. Climate change is accelerating. It is practically a moral imperative, imo, and definitely common sense to require all-electric construction, super-insulated thermal envelopes, and other best practices.

Some additional specifics for your consideration...

TO REJECT

I would like to respectfully request that you reject Articles 5, 6, 7, and 9. Open space and setbacks are so important. They prevent a town from getting a cramped, pressed-in feeling, which is becoming all too common in suburban life and really takes away from the pleasant feeling of just being in town.

TO SUPPORT

I'm in favor of Article 10 - just say yes to trees! Also in favor of Article 8, it seems like common sense.

TO AMEND

Article 12 - please ask for more setbacks and protect solar panels from shade of tall buildings.

Thank you very much for your consideration on these important matters, and thank you for your leadership in town.

Kind regards,
Laurel Kayne & Maxim Antinori
79 Westmoreland Ave.

From: Rachael Stark
Sent: Thursday, October 19, 2023 9:59 AM
To: Claire Ricker
Subject: MBTA Communities Act - fund small property owners to build up and not big developers to tear down

Claire Ricker

I was invited to join the Connect Arlington Sustainable Transportation Plan committee, and have worked to create and support walkable, sustainable land use in Arlington for 25 years as the founder and chair of Walking In Arlington. Affordable, fair, just, walkable housing and land use requires well planned moderate density, mixed use, easy access to transit, and sprawl repair. All of these can be strengthened by the MBTA Communities Act, if it is implemented in ways where residents can see the benefits to them.

Here are my thoughts on how to greatly increase the chances that current Arlington residents will not only accept the act, but will support it. I would welcome hearing your thoughts.

Fund small property owners to build up to meet the goals of the MBTA Communities Act in Arlington. Please do not allow any more big developers to tear down existing well built historic buildings and slap together junky buildings. No one likes that, except the big developers.

The Town of Arlington should make it easy and affordable for small property owners to add one or two or three stories to existing buildings, rather than allowing big developers to tear down and build new. If we add that one element to the plan, then most of the problems we face with increasing density disappear.

Home owners throughout the neighborhoods could add a unit or two for family to live in, or to rent out. Shop owners could add space for retail, offices, housing, co-working, or schools on upper floors along Mass Ave and Broadway. Keep it local. Fund and assist people who already live and work in Arlington to add units.

Well designed loans and technical assistance would allow small property owners to gain the funding and knowledge they need to build safely, in ways that enhance and not destroy our neighborhoods and main streets. Arlington based builders, contractors, and tradespeople could apply to be vetted as preferred providers. No big money from out of town, no unpopular tear downs, fewer unpleasant surprises.

It is not so much the building that Arlington residents object to, it's the hit and run style builders. If we make available money, easy to understand advice on how to build, and trustworthy people to do the building, that problem disappears. We can focus on creating housing and business near transit, reduce car traffic and congestion, and make Arlington both more accessible and more appealing. Thank you.

Rachael Stark
Randolph Street

From: Serge Subach
Sent: Wednesday, October 18, 2023 12:54 PM
To: MBTA Communities
Subject: Concern about traffic on Lake St, Pleasant St, and Highland Ave

I am a resident in East Arlington and oppose the current upzoning plan for lack of action to address traffic. Traffic on Lake St, Pleasant St, and Highland Ave is already unreasonable today, on a daily basis these streets are backed-up for almost their entire length. These are the main arteries connecting Rt2 to Mass Ave.

The Working Group report mentions car traffic only once, and only as part of the site plan review process. There is no plan for widening those arteries or otherwise addressing an increase in traffic that upzoning would cause. For this reason, I am opposed to the current upzoning plan.

Thanks,
Serge

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Serge Subach
ssubach@gmail.com
781.698.9130